

4.0 PLANNING SCHEME POLICY 4: REQUIREMENTS FOR IMPACT ASSESSMENTS.

1.0. MINIMUM REQUIREMENTS – ALL DEVELOPMENTS

In considering applications for development requiring impact assessment, the following matters are considered in addition to other relevant policies

- (a) the type and nature of the development in respect of:
 - (i) a demonstrated need for the proposed development;
 - (ii) the suitability and capacity of the site to support the proposed development in particular –
 - soil type, GQAL or otherwise
 - important significant vegetation of the site
 - endangered species and their habitats
 - the locality in general, access standards, infrastructure services and adjoining and nearby land uses
 - the likelihood of environmental damage.
 - (iii) the flood and drainage characteristics of the site
 - (iv) the bush fire risks in the general area
 - (v) the slope of the land, instability and erosion potentia
 - (vi) the likely effect on the integrity of permanent watercourses in the vicinity of the proposal

and whether or not on assessment the development would affect and degrade or detract from any of the above issues.

- (b) the impact, if any, on the natural features of the general area and its character and amenity, in respect of:
 - (i) the heritage and cultural significance of the locality
 - (ii) natural features in the form of landscape components, near and far
 - (iii) the impact of the use on the neighbourhood in particular noise, air emissions

and whether or not development is likely to impact adversely on the locality.

- (c) the effects on any native title claims or indigenous cultural heritage in the vicinity of the proposal.
- (d) whether the development proposes to provide:-
 - (i) Means of disposal of domestic wastes from each allotment, including solid and liquid wastes
 - (ii) A potable water supply to residential standards
 - (iii) Infrastructure including access to each development
 - (iv) Areas of green space for open space and recreational purposes
 - (v) Means of dispose of stormwater from the site in a manner to minimise sediment transportation, erosion and degradation of the local water courses
 - (vi) Electrical and telecommunication services

- (e)
 - (i) the suitability and capacity of the site to support the proposed development in particular –
 - the access and vehicle parking provisions

- the increased traffic
 - the locality in general, civic standards, services and adjoining and nearby land uses
 - the likelihood of environmental damage from the proposed use or uses
 - the impact if any on the amenity of the locality due to all incidental uses, eg. lighting, air emissions, noise
- (ii) the fire risks associated with uses
- (iii) the likely effect on services in the vicinity of the proposal and whether or not on assessment the development would affect and degrade or detract from any of the above issues.